

The Village of Northfield

REGULAR COUNCIL MEETING

September 28, 2016

The meeting was called to order by Mayor Nehez at 7:30p.m.

The Pledge of Allegiance was led by Mayor Nehez.

ROLL CALL was read by Tricia Ingrassia. The following were present: Mayor Nehez, Council Persons Nick Magistrelli, Jim Daugherty, Jenn Domzalski, Alan Hipps, Renell Noack, and Gary Vojtush. Also present were Law Director Brad Bryan and Service Director Jason Walters.

APPROVAL OF THE MINUTES:

A motion to approve the Minutes for the September 14, 2016 Council Meeting was made by Mr. Vojtush, seconded by Mr. Magistrelli. All were in favor of approval of the Minutes, zero opposed.

REPORTS OF MUNICIPAL OFFICERS:

Mayor Jesse J. Nehez – Mayor Nehez reported that McDonald's contacted the Village for their remodel. No plans have been received, but a questionnaire was submitted to the Engineer. The Mayor also reported that he has been continuing conversations with Chief Wentz regarding the Police Department staffing. Once the Mayor has all of his information compiled, he will request a Wages and Working Conditions meeting to discuss his findings. Mr. Bryan clarified that Chief Wentz is no longer requesting additional full-time hires; he is only seeking part-time employees.

Engineer, Rich Wasosky – Mayor Nehez stated that Mr. Wasosky will be present for the first October meeting.

Finance Director, Tricia Ingrassia – Ms. Ingrassia requested the following motions to approve payments in excess of \$5,000.00:

1. Nick's Landscaping and Tree Service for the tree trimming and removal of trees on Ledge Road in the amount of \$6,475.00. The motion to approve this payment was made by Mr. Daugherty, seconded by Mr. Vojtush. All were in favor of the motion, zero opposed.
2. Mid-Ohio Asphalt for the road repairs on Coventry Drive in the amount of \$18,800.00. Mr. Vojtush asked if that was the total because he thought that Mid-Ohio was going to attempt to do the project for less than the original \$18,800.00. Ms. Ingrassia stated that the set amount approved at the last meeting was \$18,800.00 for Coventry Drive only, and Mid-Ohio Asphalt was able to complete Windsor Circle at no additional cost to the Village. A motion to approve the payment was made by Mr. Daugherty, seconded by Ms. Noack. All were in favor of the motion, zero opposed. Mr. Magistrelli commented that the Village appreciates the work that Mid-Ohio did, especially that Windsor Circle was completed at no additional cost to the Village. Mr. Vojtush requested that the Village send Mid-Ohio a thank you letter. The Mayor agreed.

3. Allied Corporation for the asphalt purchased to complete Coventry Drive and Windsor Circle. Mr. Walters explained that the original amount of materials requested and approved by Council was 600 tons at \$55.00 per ton. Mr. Walters stated that after the leveling course was completed on the two roads, only 505 tons of asphalt was needed. Ms. Ingrassia added that the original amount requested and approved by Council on September 14, 2016 for the materials related to this project was \$33,000.00. Ms. Ingrassia stated the invoice for Allied Corporation has not yet been received, but that she is requesting approval of payment from Council in the amount of not to exceed \$30,000.00. Mr. Daugherty made a motion for approval of the amount not to exceed \$30,000.00 to Allied Corporation, seconded by Mr. Magistrelli. All were in favor, zero opposed.

Finally Ms. Ingrassia stated that the amendments to the current appropriations and transfer of funds on the agenda are for the following reasons:

1. Requested amendment to the Service Department Capital account is an increase due to the rebuild of the 2006 F-350.
1. Requested amendment to the General Fund Transfers account is an increase due to the necessary transfers out of the General Fund to the Ledge Road Improvement fund and the SCM&R fund for the Ledge Road Phase I engineering, construction administration, and the Coventry Road repairs. These are the scheduled transfers on the ordinance as well.
2. Requested amendment to the Ledge Road Engineering account is an increase due to the construction administration costs for Ledge Road Phase I.

Pertaining to finances, Mr. Daugherty asked Mr. Walters why there is a damage charge on the Arrow Uniform bills from the month of September. Mr. Walters explained there is a standard contractual damage charge on each bill whether any clothes are damaged or not.

Law Director, Brad Bryan – Mr. Bryan reported that the newsletter will be going out next week. If there are any items that Council wishes to be placed in the newsletter, the deadline for submission is Monday, October 3, 2016.

Mr. Bryan also reported that Summit County has additional money for demolition of properties that are dilapidated or vacant. Mr. Bryan asked that if anyone knows any properties that would be better torn down than existing, to let him know so we can file the grant application.

Mr. Bryan also reported that Mr. Salemi, the owner of Redi Storage, is requesting a waiver of fees in connection with his property being tied in to the water line. Mr. Bryan distributed the request along with an explanation of the request, the amounts involved, and an email communication from Mr. Wasosky setting forth background information pertinent to the request. Mr. Salemi's reasons for making the fee waiver request are that he gave the Village a temporary easement for \$1.00 for the Ledge Road construction project and did not request additional compensation. Mr. Bryan added that two other property owners granted temporary easements for \$1.00 as well. Mr. Bryan continued that Mr. Salemi is stating that he has suffered loss of business due to the construction. Mr. Walters commented that the Village has done everything in its power to make the storage units available to Mr. Salemi's customers. Mr. Walters stated that he

knows of only one instance where a fifty foot tractor trailer was unable to access the storage units. Mr. Bryan continued that the charges include a tap-in fee under Ordinance 1040.01 that is dependent on the size of the water line installed and an assessment fee which is based on the amount of the frontage of the property on Ledge Road. Mr. Bryan stated there is 542 feet of frontage which would amount to an assessment fee of \$6,504.00. If Mr. Salemi uses a one inch water line, the tap-in fee would be \$500.00. If Mr. Salemi uses a two inch water line, the tap-in fee would be \$1,200.00. Mr. Bryan continued that there is urgency to make this decision because we don't want to hold up progress on the completion of the Ledge Road project, and if the road is paved, the tap-in-process will be more complicated and expensive. Mr. Daugherty asked for clarification on to whom the tap-in and assessment fees would be paid. Mr. Bryan clarified that those fees are paid to the Village. Mr. Salemi would have additional fees he would have to pay to the Cleveland Water Department. Mr. Walters stated when Mr. Salemi built the Redi Storage facility, he elected not to tap-in to the water line and instead, put in a well. Mr. Walters added that the project is at the final grade before the concrete is laid. Ms. Noack, Mr. Daugherty, and Mr. Vojtush expressed their concern for why this arrangement to tap-in to the water line wasn't addressed in the earlier stages of the project. Ms. Domzalski read a section of Mr. Wasosky's email to Mr. Salemi stating that "only Council can amend section 1040.03 of the Village ordinances to permit different assessment rates or to eliminate assessments to different property owners." Ms. Domzalski stated that since she has been on Council, she was under the impression that the Village does not amend legislation when it will only affect one person or property owner, and she feels that is what Mr. Salemi is requesting. Mr. Bryan stated Council's options are to deny, grant, or take no action on Mr. Salemi's request. Mr. Vojtush made a motion to take no action on Mr. Salemi's request because there is no application on file with the Village for the water line tap-in, seconded by Mr. Hipps. As discussion on the motion, Ms. Domzalski stated that even if Mr. Salemi had an application on file, she is not in favor of waiving the fees related to the water line tap-in. She thought it best that Council indicate its opposition to waiving the fees now, rather than leaving the issue undecided and having to deal with it in the future if an application was filed and a new request was made at that time. As a result, Ms. Domzalski made a motion to table the motion to take no action, seconded by Ms. Noack. All were in favor of this motion, zero opposed. Ms. Domzalski then made the motion to deny Mr. Salemi's request for waiver of the assessment and tap-in fees, seconded by Ms. Noack. All were in favor of denying the request for waiver of fees, zero opposed.

Mr. Bryan also announced that he and the Mayor would like Council to vote to go into Executive Session before adjourning to discuss a personnel matter. Mr. Bryan told the public that there will be no action taken after Executive Session except for adjourning the meeting. He stated that the public was welcome wait and come back in after the executive session, but the only business that would take place after coming out of executive session was a motion to adjourn.

DEPARTMENT HEADS:

Police Chief, Mark Wentz – Mayor Nehez announced that Chief Wentz will be present for the first October meeting.

Fire Chief, Jason Buss – Mayor Nehez announced that Chief Buss will be present for the first October meeting.

Service and Building Superintendent, Jason Walters – Mr. Walters reiterated that Coventry Drive and Windsor Circle are complete. Mr. Walters stated the Service Department had to re-build three catch basins before the project could be completed.

Mr. Walters stated leaf season is approaching, and the Service Department has changed the way the leaves are going to be collected. Mr. Walters said instead of collecting for one week in each ward, they are changing the collection to east side/west side. That way, they can continue to work and give the residents time to pile the leaves. Mr. Walters said the Service Department will start on the east side first, then the west side of Northfield. The dates will be published in the paper soon.

Mr. Daugherty asked Mr. Walters what time contractors are permitted to begin work in the Village. Mr. Walters asked what type of contractor. Mr. Daugherty said he is referring to landscapers. Mr. Walters stated the noise ordinance states contractors can begin work at 8:00 am.

REPORTS OF MUNICIPAL BOARDS AND COMMISSIONS:

Planning Commission, Mr. Hipps – No report.

Recreation Board, Mayor Nehez – The Recreation Board will meet Thursday, October 6, 2016 in Council Chambers at 7:30pm. The Mayor also stated they will continue to accept applications for board members until October 1, 2016 at noon. Mr. Daugherty asked how many applications have been received so far, and the Mayor replied there have been three applications to date.

Cemetery Board, Beatrice Greenlee – No report.

REPORTS OF STANDING COMMITTEES:

Finance, Mr. Magistrelli – Mr. Magistrelli stated the Finance Committee met before the Council meeting, and all bills were paid in full and on time. Mr. Magistrelli added that Ms. Ingrassia is doing a fine job.

Roads/Public Works, Mr. Daugherty – No report.

Health and Welfare, Mrs. Noack – Ms. Noack said she has no report, but she wanted to bring the upcoming health care renewal to everyone's attention. The renewal is due November 1, 2016. Ms. Noack turned the floor over to Ms. Ingrassia for explanation. Ms. Ingrassia stated she spoke with the Village's representative from TMC Employee Benefits Group earlier in September. Ms. Ingrassia stated the current renewal amount with Medical Mutual Ohio is a 23% increase. Ms. Ingrassia stated there are two reasons that the increase is so high. One reason is the Affordable Care Act has changed the Village's grandfathered status as an employer with 0-50 employees because the government no longer counts full time equivalent employees, but total number of employees, regardless if they are full or part time. Ms. Ingrassia continued that the second reason for the higher increase is due to a few larger claims on the policy this year. Ms. Ingrassia continued that the Village's representative recommended that the employees fill out a

Form Fire application online to be submitted to multiple insurance carriers to quote our renewal. Ms. Ingrassia stated because of the high increase for the renewal, the unions will have to be brought in to discuss and negotiate the new policy terms. Mr. Bryan added that the carriers like to wait till the last minute to give their best quote because they don't want to be used by another carrier as a bargaining chip. Mr. Bryan added we will have a list of options to take back to the unions due to the projected cost of the renewal and find a way to get under the threshold of the union contracts. Mr. Daugherty asked what the contribution rate for employees is currently. Mr. Bryan stated there is no contribution by the employees. Mr. Bryan continued that if the renewal rate stays above the threshold, either the employees will contribute or the policy features will change to reduce the renewal premium amount. Ms. Noack stated she will not be available in October because of her need for major surgery. Ms. Noack requested that the other Health and Welfare Committee members, Ms. Domzalski and Mr. Vojtush, be aware that they may need to be available to coordinate this with Ms. Ingrassia. Mr. Hipps made the suggestion that we could convert some of the Village's part-timers to full-time in order to get us back into the grandfathered status of 50 employees. Mr. Bryan and Ms. Ingrassia said that the Village would not be able to convert enough employees to get under the threshold. Mr. Magistrelli stated he would like to be part of the committee to discuss the renewal. Ms. Ingrassia stated the quotes from other carriers take 7-10 days to process. Ms. Noack suggested that we schedule a meeting to discuss the renewal on October 12, 2016 at 6:30pm. Mr. Bryan confirmed there will be a Health and Welfare/Work Session at 6:30pm on October 12, 2016 to discuss the health care renewal. Mayor Nehez added at that time, he may have more information regarding the Police Department staffing needs. Ms. Ingrassia stated she would see if Mike Troyan, the Village's representative, could be available to discuss the renewal and answer the questions Council may have.

Wages and Working Conditions, Mr. Vojtush – No report.

Fire and Safety, Mrs. Domzalski – No report.

Buildings and Grounds, Mr. Hipps – No report.

LEGISLATION:

2016-92 – An Emergency Resolution Authorizing Certain Amendments to the 2016 Appropriation Resolution and/or Transferring Items Already Appropriated in that Resolution. First Reading. A motion was made to suspend the three reading rule by Mr. Magistrelli, seconded by Ms. Noack. All were in favor of suspending the three reading rule, zero opposed. Motion for passage was made by Mr. Vojtush, seconded by Ms. Noack. All were in favor of passage, zero opposed.

OLD BUSINESS; NEW BUSINESS; ANNOUNCEMENTS:

Mayor Nehez announced that former Councilor Tony Pietrocini passed away. Mayor Nehez concluded that his thoughts and prayers are with the family.

Mr. Bryan announced that when Council decides to go into Executive Session, the audience will be excused and that there will be no business conducted after the Executive Session concludes except to adjourn.

Mr. Daugherty made a motion to go into Executive Session for the purpose of discussing a personnel matter. The motion was seconded by Mr. Hipps. Mr. Bryan called the roll to go into Executive Session. Ms. Noack, yes. Mr. Daugherty, yes. Mr. Vojtush, yes. Mr. Magistrelli, yes. Mr. Hipps, yes. Mr. Domzalski, yes. Executive Session began at 8:21pm. Executive Session concluded at 9:16pm. Mr. Magistrelli made the motion to exit Executive Session, seconded by Ms. Noack. Mr. Bryan called the roll to come out of Executive Session. Ms. Noack, yes. Mr. Daugherty, yes. Mr. Vojtush, yes. Mr. Magistrelli, yes. Mr. Hipps, yes. Mr. Domzalski, yes.

ADJOURNMENT –

Motion to adjourn by Ms. Domzalski, seconded by Mr. Vojtush. All were in favor of adjournment, zero opposed. Meeting adjourned at 9:16pm.

Respectfully submitted by:

Tricia Ingrassia, Clerk of Council